



MAY 29, 2018

COA 18-36

Owner

Leroy Chavis (EST)

Applicant

City of Fort Pierce

Location

426 N10th Street

Parcel ID

2410-601-0007-000-9

Historic Status

This building is a contributing structure located in the Lincoln Park Historic District.

Requested Action

The applicant is requesting demolition of the residential structure (Dundas Ct. Unit)

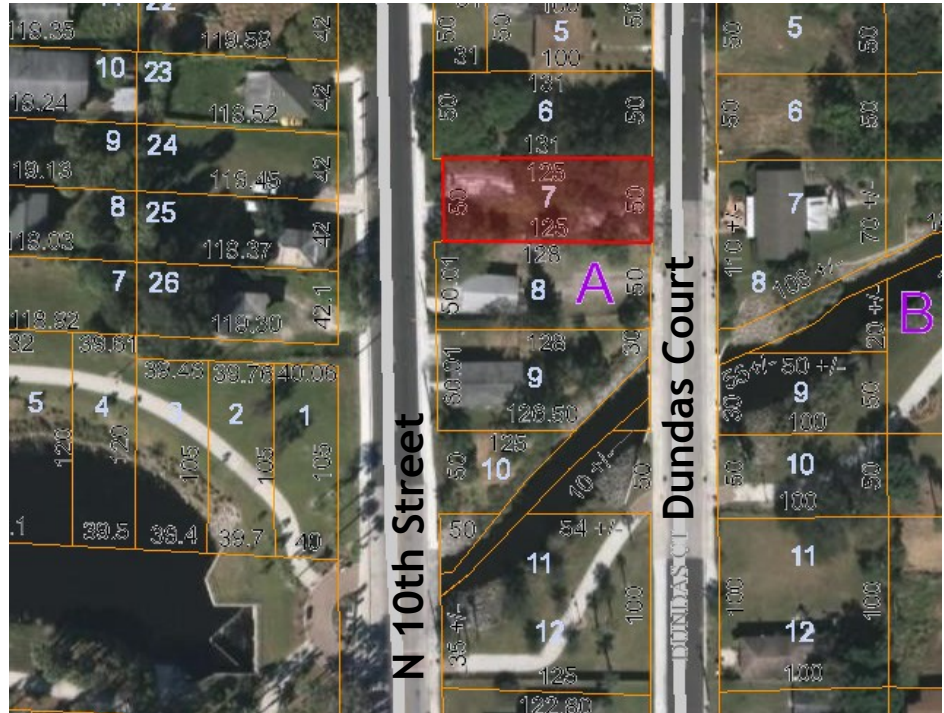
Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Property

BACKGROUND

This one-story frame vernacular structure was built circa 1926 . This structure lacks any historical, or architectural significance.

The owner has no plans to use the building in the future, nor current plans to develop the property.

STAFF ANALYSIS

The subject structure, 910 square feet residence, is in extremely poor condition.

In April 4, 2014 Property was declared unsafe by Building Official Marc Meyers.

In September 217, Building Department inspector completed a Property Maintenance Inspection Report and recommended demolition of the structure due to extensive deterioration of the building and unsafe building conditions (further details are provided in the attached *Property Maintenance Inspection Report*).

The request for condemnation and demolition was presented to the City Commission on March 19, 2018. The City Commission approved the request and ordered the structure to be demolished (*Resolution No. 18-R13*).

Criteria for Demolition (23-49): 528 N 12th St.	Staff Analysis	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	The structure is located on the property listed as contributing in the Lincoln Park Historic District. However this is a second/rear structure located on the property and does not have historic or architectural values. In addition this structure is its overwhelmingly deteriorated.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	There is no significant design or craftsmanship present.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	The structure has no historical or architectural significance.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The structure is visibly deteriorated for several years, it has become an undesirable component of the district.	Yes
E. Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	The structure does not have architectural, historical or cultural value.	Yes
F. Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?	After the demolition, the property will be sodded.	Yes



Outside of the structure





Exterior damage –
pictures provided by
the building inspector





Interior damage –
pictures provided by
the building inspector



**S T A F F
R E C O M M E N D A T I O N**

Given the application meets all criteria for demolition of a structure within a designated historic district and the building's current state of disrepair, the staff recommendation is to approve the demolition request.